

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	PW23210806	S	516 E 7th ST	LONG	4	STD	2	\$45,480		\$640,000 ↓	\$524.16	1221	1917/PUB	2,127/0.0488	N	0	04/24/24	133/133
2	PW24029921	S	1629 E Broadway	LONG	4	STD	4	\$6,950		\$1,600,000 ↓	\$457.67	3496	1920/ASR	3,756/0.0862	N	2	04/22/24	8/8
3	PW23184728	S	1115 E Artesia BLVD	LONG	7	STD	5	\$221,304	7	\$2,290,000 ↓	\$282.72	8100	2023/BLD	6,208/0.1425	N	6	04/22/24	188/188
4	PW23222053	S	3025 E 5th ST	LONG	3	STD	20	\$488,348	5	\$5,800,000 ↓	\$397.70	14584	1961/ASR	13,501/0.3099	N	10	04/23/24	123/123
5	OC24010591	S	442 Cedar AVE	LONG	4	STD	22	\$237,540		\$3,520,000	\$362.92	9699	1923/ASR	7,405/0.17	N	4	04/26/24	65/65

Closed • Duplex

List / Sold: **\$674,980/\$640,000** ↓

516 E 7th St • Long Beach 90813

133 days on the market

2 units • **\$337,490/unit** • **1,221 sqft** • **2,127 sqft lot** • **\$524.16/sqft** •

Listing ID: PW23210806

Built in 1917

East 7th St and Linden Ave



HUGE PRICE ADJUSTMENT: Both units are now rented! Wonderful move-in ready, income property, two units: 2/1 and 1/1. Both units just updated. Updates include: New electrical throughout the house, including the basement and everything up to 2023 code, the plumbing was separated for the two units and inspected and updated as needed, and a new gas, water and sewer line were added with city approval, 2 new tankless water heaters installed, new fire-rated walls between units through the attic and all the way up to the roof, new roof installed 10 years ago, front bathroom remodeled in 2023 and the back bathroom remodeled in 2013, new foundation in 2016 and fresh paint throughout. Located in the East Village neighborhood of Long Beach, close to coffee shops, trendy restaurants, public transportation, the 4th corridor, and the beach. Please note, street parking only (no garage)

Facts & Features

- Sold On 04/24/2024
- Original List Price of \$799,980
- 1 Buildings
- 0 Total parking spaces
- \$377 (Estimated)
- Laundry: Inside
- \$45480 Gross Scheduled Income
- \$43725 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,745
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01868728
- Gardener:
- Licenses:
- Insurance: \$745
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,595	\$1,550	\$1,995
2:	1	2	1	0	Unfurnished	\$1,995	\$1,995	\$2,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 2
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 1
- Wall AC: 0

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7274018005

Michael Lembeck

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Citivest Realty Services, Inc

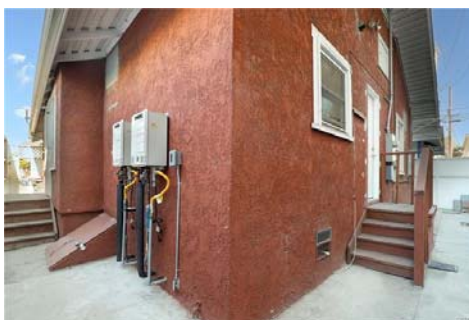
State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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Closed • **Quadruplex**

List / Sold:

\$1,600,000/\$1,600,000 ↓

8 days on the market

Listing ID: PW24029921

1629 E Broadway • **Long Beach 90802**

4 units • **\$400,000/unit** • **3,496 sqft** • **3,756 sqft lot** • **\$457.67/sqft** •
Built in 1920

Broadway west, northwest corner of Broadway and Gaviota



Stellar quadruplex in the heart of Alhambra Beach. Photos speak for themselves! Recently painted in the last year, along with newer windows throughout and drought tolerant landscaping. There are 2 single car garages detached off the back and allow for 1-2 parking spaces just outside of them. Each unit occupies an entire quadrant of the building, so these units are a great size. Potential to do some work above the garages to renovate the space and make it usable, like our northern neighbor did.

Facts & Features

- Sold On 04/22/2024
- Original List Price of \$16,000,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$837 (Estimated)
- Laundry: See Remarks
- \$6950 Gross Scheduled Income
- \$67428.09 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Vinyl
- Appliances: Gas Oven, Gas Range, Gas Water Heater

Exterior

- Lot Features: 2-5 Units/Acre, Landscaped, Sprinklers, Drip System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,772
- Electric: \$0.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$239
- Cable TV: 00669385
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management: 1200
- Water/Sewer: \$685
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	0	Unfurnished	\$1,700	\$1,700	\$1,800
2:	1	1	0	0	Unfurnished	\$1,350	\$1,350	\$1,800
3:	1	1	0	1	Unfurnished	\$1,950	\$1,950	\$1,950
4:	1	1	0	1	Unfurnished	\$1,950	\$1,950	\$1,950

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7275012012

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CUSTOMER FULL: Residential Income LISTING ID: PW24029921

Printed: 04/28/2024 8:33:33 AM

Closed • **Commercial/Residential**

List / Sold:

\$2,350,000/\$2,290,000 ↓

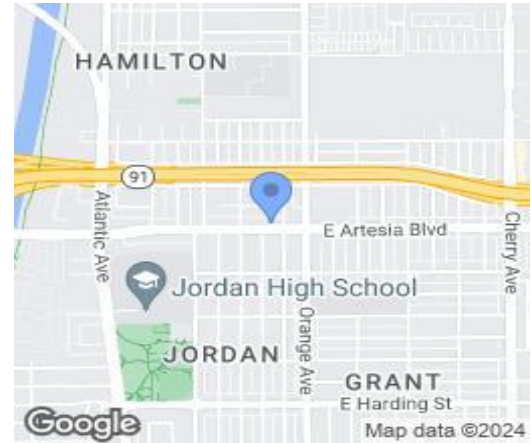
188 days on the market

Listing ID: PW23184728

1115 E Artesia Blvd • Long Beach 90805

5 units • \$470,000/unit • 8,100 sqft • 6,208 sqft lot • \$282.72/sqft • Built in 2023

Artesia Blvd just west of Orange Ave



**** BRAND NEW BUILDING - PRICE REDUCED - NOW 6.55% CAP - 4 of the 5 Units Leased **** The subject property is a newly constructed 5-unit townhouse style apartment building located at 1115 E. Artesia Blvd. in the city of Long Beach. Construction on this building was completed in early February 2024 and leasing has begun (four of the five units have already been leased up). This property is composed of three separate three-story structures with approximately 7,895 square feet of rentable space sitting on a parcel of approximately 6,208 square feet. The units at this property are significantly larger than other for-rent units typically found in the Long Beach market and are perfectly positioned for multi-generational families and work-from-home roommate environments. Three of the units are large 5-bedroom, 3.75 bath three-story townhome units of approximately 1,750 square feet with attached two-car garages. One of the units is a 4-bedroom, 3-bath three-story townhome unit of approximately 1,421 square feet and the fifth unit is an affordable housing unit and is a 3-bedroom, 2-bath unit of approximately 1,252 square feet. For-rent townhomes of this size and bedroom count are extremely hard if not impossible to find in the Long Beach market, especially in newly constructed buildings. As such, these units fill a unique niche in the market that could certainly be advantageous for a new owner as families and groups of renters consolidate in the coming years. The demand for multi-generational housing accommodations has vaulted in popularity and these large townhome units certainly help fill this need. In terms of amenities, all units have central heating and air conditioning and all units have private balconies, an open kitchen layout with a large kitchen island, and a full laundry room on the third floor of each unit including washers and dryers. The property has security gates in the front of the building for pedestrian access and in the rear of the building for vehicle access. This property offers a rare opportunity for an investor to purchase a newly constructed 5-unit apartment building in a desirable rental market that will benefit from a unique unit mix that is not commonly found in this market.

Facts & Features

- Sold On 04/22/2024
- Original List Price of \$2,900,000
- 3 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$403 (Estimated)
- Laundry: Dryer Included, Washer Included
- Cap Rate: 6.57
- \$221304 Gross Scheduled Income
- \$154020 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$60,645
- Electric: \$1,500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$7,895
- Maintenance: \$7,500
- Workman's Comp:
- Professional Management: 8800
- Water/Sewer: \$3,000
- Other Expense: \$2,250
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	5	4	2	Unfurnished	\$3,850	\$11,700	\$4,000
2:	1	4	3	2	Unfurnished	\$3,750	\$3,750	\$3,750
3:	1	3	2	0	Unfurnished	\$2,992	\$2,992	\$2,992

Of Units With:

- Separate Electric: 5
 - Gas Meters: 5
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 7 - North Long Beach area
 - Los Angeles County
 - Parcel # 7115007037

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Closed • **Commercial/Residential**

List / Sold:

\$5,995,000/\$5,800,000 ↓

123 days on the market

Listing ID: PW23222053

3025 E 5th St • Long Beach 90814

**20 units • \$299,750/unit • 14,584 sqft • 13,501 sqft lot • \$397.70/sqft •
Built in 1961**

E 7th St



3025 E. 5th Street is a 20-unit apartment asset located just one block from popular Retro Row in Long Beach, California. The property is comprised of (10) 2BD / 2BA units and (10) 1BD / 1BA units surrounding a landscaped courtyard. Fourteen (14) of the units have been fully remodeled with recessed lighting, new flooring, new kitchen countertops, cabinetry, and stainless steel appliance, new bathroom vanities, tiling, and modern fixtures and features throughout. All renovated units offer in-unit washers and dryers. The ten (10) existing garages offer the opportunity for additional income or for ADU conversion to increase rental income. The property is located in walking distance to vibrant Retro Row with attractive shopping, dining and nightlife amenities.

Facts & Features

- Sold On 04/23/2024
- Original List Price of \$6,300,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- \$3,614 (Estimated)
- Laundry: Inside
- Cap Rate: 5.29
- \$488348 Gross Scheduled Income
- \$317352 Net Operating Income
- 20 electric meters available
- 20 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 16-20 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$156,345
- Electric: \$13,720.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01499010
- Gardener:
- Licenses: 1800
- Insurance: \$13,000
- Maintenance: \$14,000
- Workman's Comp:
- Professional Management: 30885
- Water/Sewer: \$0
- Other Expense: \$6,000
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	1	1	0	Unfurnished	\$1,853	\$18,530	\$2,145
2:	10	2	1	0	Unfurnished	\$2,202	\$22,020	\$2,495

Of Units With:

- Separate Electric: 20
- Gas Meters: 20
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7257006031

Michael Lembeck

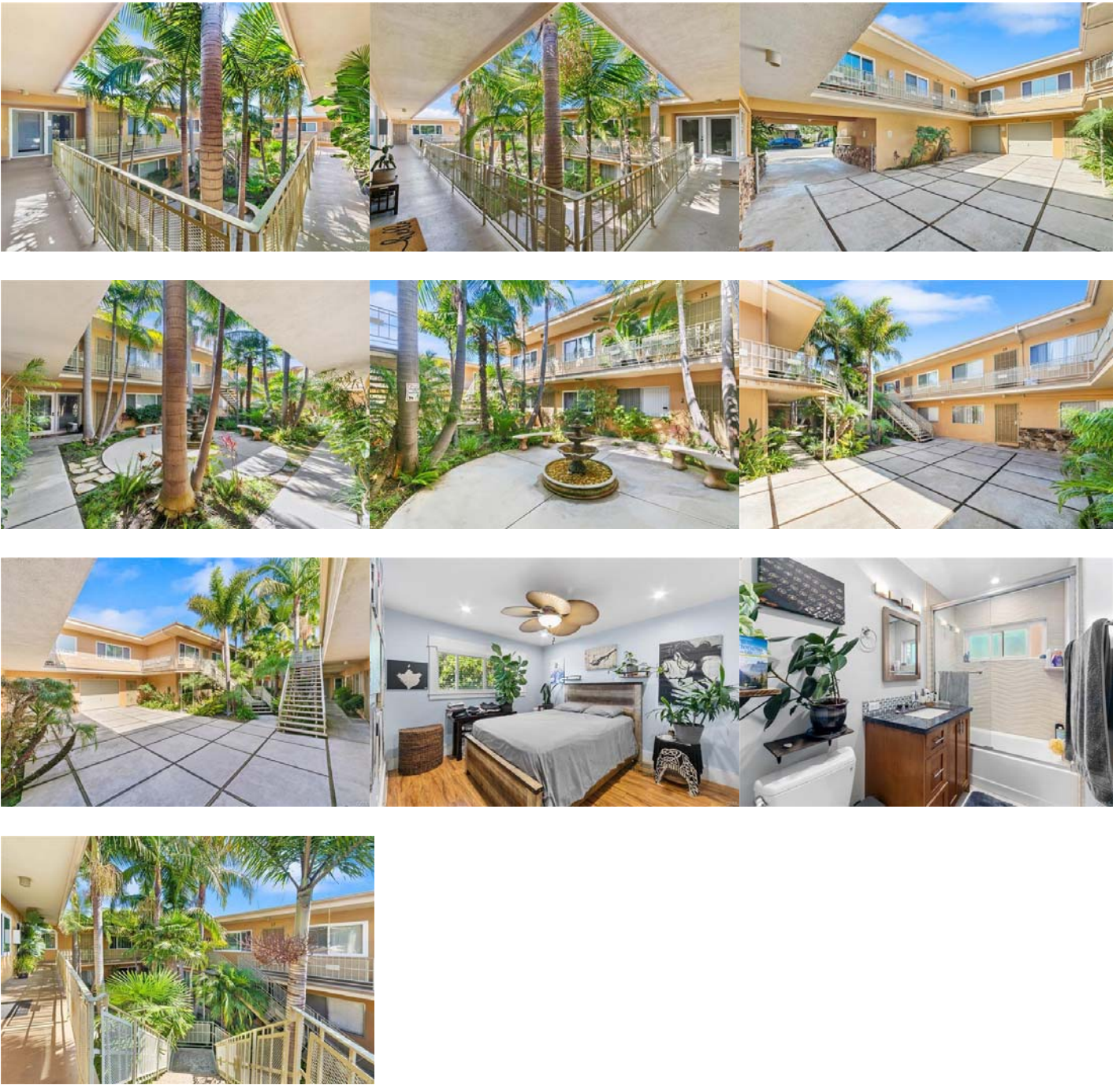
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Closed • **Apartment**

List / Sold:

\$3,520,000/\$3,520,000

65 days on the market

Listing ID: OC24010591

442 Cedar Ave • Long Beach 90802

22 units • \$160,000/unit • 9,699 sqft • .17 acre(s) lot • \$362.92/sqft • Built in 1923

Cross Streets: W 6th Street / Pacific Avenue



442 Cedar Avenue is a 22-unit multifamily investment opportunity located in Long Beach, CA. The property offers a mix of studio, one, and two-bedroom floor plans with amenities including security doors, gated access, and four garage spaces. 442 Cedar Avenue is situated in a fantastic Downtown Long Beach location, surrounded by an abundance of retail, dining, and entertainment options, as well as employers. Additionally, the property's close proximity to Interstate 710 provides convenient access to the Port of Long Beach and the Port of Los Angeles, two of the busiest ports in the world and a major employment hub for the region. Furthermore, 442 Cedar Avenue is within close proximity of all three levels of education.

Facts & Features

- Sold On 04/26/2024
- Original List Price of \$3,520,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$3,345 (Estimated)
- \$237540 Gross Scheduled Income
- \$105780 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$124,634
- Electric: \$6,932.20
- Gas: \$6,932
- Furniture Replacement:
- Trash: \$6,932
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$11,000
- Maintenance: \$11,000
- Workman's Comp:
- Professional Management: 11521
- Water/Sewer: \$6,932
- Other Expense: \$19,585
- Other Expense Description: OTHER

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	18	0	1	0	Unfurnished	\$14,635	\$14,635	\$26,100
2:	3	1	1	1	Unfurnished	\$3,110	\$3,110	\$5,250
3:	1	2	1	3	Unfurnished	\$2,050	\$2,050	\$2,050

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 4 - Downtown Area, Alamitos Beach area
 - Los Angeles County
 - Parcel # 7280010005

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